



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

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(978) 369-9702

MINUTES

March 22, 1999

Request for recommendation on Selectmen's intention to lay out Ice Pond Road as public way
Continued Public Hearing: Special Permits for Conservation Cluster and two Common Driveways to serve 13 lots for a parcel of land on Concord Street, Map 4, Parcel 20 (Buttrick Woods), Landwest, Inc., applicant
Continued Public Hearing: Special Permit for Common Driveway to serve 5 lots at 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore Treibick, applicant
Discussion of proposed Open Space Neighborhood Bylaw amendments
Request for discussion of possible amendment of Tall Pines Definitive Subdivision Plan that would eliminate requirement to install granite curbing outside the wetland buffer zone
Request for approval of building construction on Lots 1 and 2 of Pine Meadow Definitive Subdivision Plan prior to Nov. 15, 2000, as specified in condition #1 of Certificate of Approval
Review of Planning Board positions available in Town Election

Acting Chair Tice called the meeting to order at 7:30 p.m. Members Abend, Holzman, and Reid were present. Epstein arrived at 7:45 p.m. and Hengeveld and LaLiberte were unable to attend this evening. Planning Administrator George Mansfield and *Mosquito* reporter David Ives were also present.

Bills were circulated for signature and the budget appeared to be on target.

Request for recommendation on Selectmen's intention to lay out Ice Pond Road as public way

The Board noted that Aberdeen Drive is a private common driveway and issues concerning it are not related to laying out Ice Pond Road. Abend moved to recommend that the Board of Selectmen approve the laying out of Ice Pond Road and that the PA draft a memo to the Selectmen comparable to Mansfield's memo to the Selectmen dated 3/12/98. Holzman seconded the motion and it carried 4-0.

Mansfield noted that he has spent a considerable amount of time researching the PB files to gather information for the Trails Committee and ConsCom. Those two committees are now working on the issues related to Aberdeen Drive.

(Epstein arrived.)

Continued Public Hearing: Special Permits for Conservation Cluster and two Common Driveways to serve 13 lots for a parcel of land on Concord Street, Map 4, Parcel 20 (Buttrick Woods), Landwest, Inc., applicant

As an abutter, Tice recused himself from this discussion and Abend assumed the chair. The applicant Bruce Wheeler and his engineer Joe March of Stamski and McNary were present.

March explained that revisions to the covenants have been made as recommended by Deutsch Williams in their letter dated 3/17/99. Wheeler said he would be willing to write private grants of easement for each resident to have access over the respective common driveways. The PB asked for copies of these grants of easement when they are completed. Epstein asked if Exhibit A regarding maintenance schedules had been revised as suggested by the Board. March showed that it had. Mansfield noted that the different documents refer to the road as either "Concord Road" or "Concord Street." He suggested references be consistent. March noted that the Town uses one name and the county uses another. The Board suggested adding the term "a.k.a." along with the other road name to the decision and the covenants. They directed the PA to file the decision and handle all paperwork once signed agreements have been received with "a.k.a." notations made. The four eligible board members present signed the plans and the fifth signature would be obtained from Hengeveld upon her return. Reid moved to close the public hearing. Holzman seconded the motion and it carried 4-0.

Continued Public Hearing: Special Permit for Common Driveway to serve 5 lots at 138-142 East Street, Map 22, Lots 62, 62A, 62B, 63C, 63D and 71, Theodore Treibick, applicant

Abutters Jane Kayat of East Street and Fred Lewis of Bedford road were present.

Because the five board members eligible to vote on this special permit were not all present this evening, Abend moved to continue the public hearing to 4/12/99 at 8:30 p.m. Reid seconded and the motion carried 5-0.

Minutes

Several corrections were made to typographical errors and for clarity. Abend moved to approve the minutes of 3/8/99 as revised. Reid seconded and the minutes were approved 5-0.

Discussion of proposed Open Space Neighborhood Bylaw amendments

Epstein noted that written support has been received from the BOH and he asked the PA to forward a copy of the warrant article to the BOH. Epstein also asked the PA to thank them for their support and encourage them to voice their support at town meeting. Mansfield suggested that it might be more appropriate for the PB chair to speak with the BOH chair directly.

Hengeveld had spoken with Epstein and agreed to contact Vivian Chaput to ask if it would be appropriate to attend the next Selectmen's meeting.

Epstein has contacted Greg Peterson of the Conservation Foundation and has an appointment to attend their next meeting at 8:15 p.m. on 3/25/99. Epstein and Hengeveld will try to attend this meeting.

Reid agreed to attend the 4/8/99 meeting with ConsCom at 8:00 p.m. The PA was asked to forward a blacklined warrant to ConsCom prior to this meeting. Reid will ask for verbal and written endorsement.

Abend thought that if another article for the *Mosquito* is written, it should focus on current development and demonstrate that the OSN is not a radical approach to development. He agreed to work on this.

Request for discussion of possible amendment of Tall Pines Definitive Subdivision Plan that would eliminate requirement to install granite curbing outside the wetland buffer zone

Developer William Costello and resident David Freedman of Hutchins Road were present.

Costello explained that most of the road is designed with sloped granite curbing and he is concerned that they would be damaged by snowplows. He suggested that the money saved could be used by the Town to support the purchase and/or preservation of the Wang Coombs property. He felt this property is in the same neighborhood and would benefit the residents of Tall Pines.

Abend said it would be helpful to obtain the roadway cross section profile and a written estimate of cost savings. The Board suggested that Costello contact Gary Davis of DPW to get his opinion on the matter.

David Freedman asked why granite curbing was chosen for the original plan. Costello said that the old regulations required it. Mansfield verified this noting that the old regulations state: "curbing is required on all roadways exceeding 3% grade." He said the new regulations are more specific. Freedman asked for clarification on this.

Costello agreed to discuss the curbing issues with Mark Slegler of LandTech. Mansfield offered to forward information to Freedman when available and this issue will be put on the agenda again at the end of May.

Request for approval of building construction on Lots 1 and 2 of Pine Meadow Definitive Subdivision Plan prior to Nov. 15, 2000, as specified in condition #1 of Certificate of Approval

Mansfield sent a memo to the Selectmen, RecCom and the Municipal Land Committee on 3/18/99 regarding Costello's request to develop Lots 1 and 2. He asked for their responses by 4/20/99.

Epstein asked Costello if there would be some incentive to the Town for turning over the land. Costello said he would consider it. Abend noted that the lots are reserved for open space or recreation and are not available for other uses. This issue will be on the agenda on 4/26/99.

ANR Plan: Woodbine Road, Map 21, Parcels 36 and 57, Timothy M. Teabo, applicant

The applicant was present. Mansfield showed the plans, which combined two lots to create one 4.5 acre porkchop lot. Abend moved to endorse the ANR plan of land in Carlisle, MA dated 2/22/99, prepared by Acton Surveying and Engineering, file # 5435 for Timothy M. Teabo. Reid seconded the motion and it carried 5-0.

Format of Hearings for 4/12/99

Mansfield proposed that those presenting the petitions should attend the 4/12/99 meeting to make the presentations. Following the hearings, the PB will be asked to make recommendations on each petition and to prepare a report to Town Meeting.

The Board discussed limiting presentations to 10 minutes and allowing 30 minutes total for each warrant article. Format and logistics of holding the hearings were discussed.

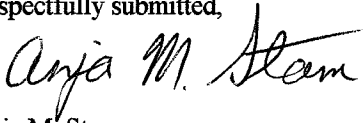
Review of Planning Board positions available in Town Election

Reid explained that she plans to be out of the country from the end of July 1999 to mid January 2000 and asked the Board if they preferred her to step down or take a six-month sabbatical. The Board discussed possible options to temporarily fill the position, but did not ask Reid to resign from her current position.

It was noted that the Town Caucus will be held on March 29, 1999, and prospective Board members could be nominated at that event. Elections will be held on May 11, 1999.

The Board unanimously adjourned the meeting at 9:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Anja M. Stam". The signature is written in dark ink and is positioned above the printed name and title.

Anja M. Stam
Recording Secretary